



From: Elaine Walby on behalf of Planning.Responses
Sent: 20 April 2026 12:11
To: Planning Scanning
Subject: FW: BR/41/26/PL

PL- Consultation- Conservation Officer response

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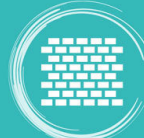
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From: Martyn White <Martyn.White@arun.gov.uk> **On Behalf Of** Conservation Officer
Sent: 17 April 2026 16:20
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amber Willard <Amber.Willard@arun.gov.uk>
Subject: BR/41/26/PL

BR/41/26/PL

Address: Belmont Lodge Belmont Street Bognor Regis PO21 1LE

Proposal: Retention of a single storey office building

Heritage assets:

A map-based assessment has identified the following heritage assets

- Belmont Lodge – Non-Designated Heritage Asset
- The Arcade and 6,8 &10 York Road – Locally Listed Building
- The Bognor Regis Town Hall – Grade II Listed Building
- Bognor Regis and District War Memorial – Grade II Listed Building

Belmont Lodge

Belmont Lodge has also been identified as a Non-Designated Heritage Asset. Belmont Lodge was built in a Regency style with the earliest mention of it is apparently in the 1861 census returns (when Belmont Street Was then known as New Street). Dante Gabriel Rossetti (1825-82) an artist, illustrator, poet and founding member of the pre-Raphaelite movement, stayed at the now-demolished Aldwick Lodge in Bognor Regis from October 1875 to July 1876. He also spent some time at Belmont Lodge, home to fellow artist William Shakespeare Burton where the light was better for painting. Rossetti worked in Burton's studio in the former coach-house and painted ten or so paintings during his time in Bognor Regis before returning to London to continue his work.

The building was originally a terrace of three houses, which at some point was converted into one building. Externally each of the three former houses is broadly the same, i.e. of two-bays and two storeys. The building is rendered, with tiled roofs hidden behind a plain pediment on the principal elevation.

Each of the former houses has a bowed bay to the side of its doorway containing three windows per floor (the doorways are recessed). The first floor windows lie immediately below a wide cornice which stretches the length of the terrace. All windows and doors have been replaced with UPVC ones. To the west of the terrace is a separate coach-house, which has been converted into a garage.

Belmont Lodge is marked by a blue heritage plaque commemorating Rossetti's association with the building.

The Arcade and 6, 8 &10 York Road

The arcade is a large building which is bound by High Street to the north, Belmont Street to the south and York Road to the west. The arcade entrance on Belmont Street sits beneath a 1950's plain brick structure with central tripartite window with an arched central head. Rectangular windows either side. Shop front glazing to arcade beneath, although the facias have been altered. There is a single storey flat roof structure and gated vehicle entrance to the rear service yard.

Of note is a two storey structure behind which forms part of the original east wing. The second floor (with parapet) and roof of which was destroyed by fire in 1930. Rendered brickwork elevations.

Comments

The proposal is a retrospective application for a single-storey office building situated within the existing car park. The building has a rendered finish which matches Belmont Lodge and a mono-pitch roof with grey roof tiles. The design is simple in appearance and reads as part of a group with the neighbouring single-storey outbuilding (former garage). This, together with its location, means that it has a neutral impact on Belmont Lodge and the neighbouring arcade. Overall, it is considered that the development would have a neutral impact.

Conclusion

The application is considered to not cause harm to the significance of the non-designated heritage asset, or the setting of the neighbouring locally listed building, and as a consequence, there is no harm to the overall significance of the heritage assets. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of section 16/66/72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

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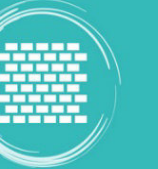
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